

**Monday, February 02, 2015**

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. This time is only an estimate and is not to be considered as time guaranteed. The public and applicants are advised to arrive early.

**ROLL CALL:**

**PRESENT:**     **Aeron Arlin-Genet, Ellen Carroll, Frank Honeycutt and Leslie Terry**

**ABSENT:**       None

**PUBLIC COMMENT PERIOD**

- Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

No one coming forward.

**CONSENT AGENDA**

- December 1, 2014 SRB Draft Minutes

Consent item 2 is approved via voice vote by the County Subdivision Review Board and is available on file at the office of the Planning and Building Department.

**Motion by:** Aeron Arlin-Genet

**Second by:** Leslie Terry

<b>BOARD MEMBERS</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSTAIN</b>	<b>RECUSE</b>
Carroll, Ellen	x			
Honeycutt, Frank	x			
Arlin-Genet, Aeron	x			
Terry, Leslie	x			

- January 5, 2015 SRB Cancelled Minutes

Consent item 3 is approved via voice vote by the County Subdivision Review Board and is available on file at the office of the Planning and Building Department.

**Motion by:** Aeron Arlin-Genet

**Second by:** Leslie Terry

<b>BOARD MEMBERS</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSTAIN</b>	<b>RECUSE</b>
Carroll, Ellen	x			
Honeycutt, Frank	x			
Arlin-Genet, Aeron	x			

Terry, Leslie	x			
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## **HEARINGS**

4. Hearing to consider a request by **SCOTT & ELAINE McELMURY** for a Tentative Parcel Map (CO14-0031) to subdivide an existing 54,880 square foot parcel into two parcels of 41,380 and 13,500 square feet each for the purpose of sale and/or development. The project will result in site disturbance when road and utility improvements are installed and the proposed 13,500 square foot parcel is developed with a future residence and driveway improvements. The proposed project is within the Residential Single Family land use category and is located at 749 Gough Avenue, approximately 550 feet west from Old County Road and Lincoln Avenue intersection in the community of Templeton. The site is in the Salinas River sub-area of the North County planning area. This project was granted a Class 15 Categorical Exemption on December 31, 2014.

**County File Number: SUB2014-00014**  
 Supervisorial District: 1  
**Schani Siong, Project Manager**

Assessor Parcel Number: 041-131-039  
 Date Accepted: November 26, 2014  
**Recommendation: Approval**

Schani Siong, Project Manager: presents staff report via power point.

Aeron Arlin-Genet: refers to the standard general Air Quality conditions, pertaining to the new parcel and needing to add the standard fire place requirements. Reads into record the proposed added condition.

Frank Honeycutt: requests clarification on if this condition needs to be added with Aeron Arlin-Genet responding.

Schani Siong, Project Manager: states for the record staff didn't receive any comments from the APCD during the referral stage and the conditions will be revised to reflect this addition.

Ellen Carroll: request clarification on where the additional condition will be placed with Mrs. Siong responding it would be new Condition 22.

**The Subdivision Review Board notes a Class 15 Categorical Exemption (Section 15315) was issued on December 31, 2014 (ED14-149) and approves Document Number: 2015-001\_SRB granting Tentative Parcel Map (SUB2014-00014/CO14-0031) to SCOTT & ELAINE McELMURY based on the Findings A. through J. in Exhibit A and subject to the Conditions 1-22 in Exhibit B; New Condition 22 to read "Only the following types of wood burning devices shall be allowed (based on District Rule 504): a. EPA-Certified Phase II wood burning devices; b. Catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c. Non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d. Pellet-fueled wood heaters; or e. Dedicated gas-fired fireplaces.**

**Prior to construction permit issuance, such devices shall be shown on all applicable plans, and installed as approved by the County." adopted.**

**Motion by:** Aeron Arlin-Genet

**Second by:** Leslie Terry

<b>BOARD MEMBERS</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSTAIN</b>	<b>RECUSE</b>
Carroll, Ellen	x			

Honeycutt, Frank	x			
Arlin-Genet, Aeron	x			
Terry, Leslie	x			

5. Hearing to consider a request by **TONI & RON MESECHER** for a Tentative Parcel Map (CO13-0105) to subdivide an approximately 57,558 square foot parcel into two parcels of 45,653 and 11,905 square feet each (with associated road, drainage and utility improvements). The purpose of the Parcel Map is to allow separate ownership of two existing residences. The proposed project site is within the Residential Single Family land use category and is located at 1351 Ramona Avenue, approximately 500 feet west of South Bay Boulevard, in the community of Los Osos. The site is in the Estero planning area. This project was granted a Class 15 Categorical Exemption on December 31, 2014.

**County File Number: SUB2013-00065**  
 Supervisorial District: 2  
**Schani Siong, Project Manager**

Assessor Parcel Number: 074-271-013  
 Date Accepted: November 26, 2014  
**Recommendation: Approval**

Schani Siong, Project Manager: presents staff report via power point.

Leslie Terry: requests clarification regarding the proposed services on the transmittal page of the staff report with Mrs. Siong responding.

**The Subdivision Review Board notes a Class 15 Categorical Exemption (Section 15315) was issued on December 31, 2014. (ED14-150) and approves Document Number: 2015-002\_SRB granting Tentative Parcel Map (SUB2013-00065/CO13-0105) to TONI & RON MESECHER based on the Findings A through L. in Exhibit A and subject to the Conditions 1 through 23 in Exhibit B. Also, adding the revision to the Transmittal page of the staff report from "on -site well to community water". adopted.**

**Motion by:** Aeron Arlin-Genet  
**Second by:** Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Honeycutt, Frank	x			
Arlin-Genet, Aeron	x			
Terry, Leslie	x			

**\*\* Item #7 taken out of order due to no Planning Staff in attendance.**

7. Hearing to consider a request by **SAN GERONIMO LLC** for a Vesting Tentative Parcel Map (CO07-0163) to subdivide two existing parcels totaling 30.08 acres into three parcels of approximately ten acres each for the purpose of sale and/or development. The project includes off-site road improvements to Venice Road and an existing driveway to be used for secondary access. The project will result in the disturbance of approximately 15,000 square feet for road improvements and up to 2.5 acres for future residential development on the resulting parcels. The proposed project is within the Residential Rural land use category and is located on Venice Rd, approximately 1,000 feet south of El Pomar Road, approximately 2.5 miles northeast of the city of Atascadero. The site is in the El Pomar-Estrella sub area of the North County planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is

not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on January 1, 2015 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Public Services/Utilities, and Water/Hydrology and are included as conditions of approval.

**County File Number: SUB2007-00131**  
 Supervisorial District: 5  
**Stephanie Fuhs, Project Manager**

APN(s): 034-111-014 & 034-101-003  
 Date Accepted: February 6, 2008  
**Recommendation: Approve**

Stephanie Fuhs, Project Manager: presents staff report via power point.

Ellen Carroll: discusses clarification on when the application was received with Ms. Fuhs responding.

Aeron Arlin Genet: questions the relationship with the parcel and the urban reserve line and if it is within the urban reserve line with Ms. Fuhs responding.

Frank Honeycutt: requests clarification on where the secondary access is located with Stephanie Fush responding.

Aeron Arlin-Genet: states as defined in the County's Clean Air Plan, the Land Use Planning Strategy promotes compact development to reduce our dependence on the automobile, 40 acres is the threshold for parcel size outside of the urban reserve line and this being 10 is in conflict with the Land Use Strategy and Clean Air Plan and cannot support this project. Also, questions if additional conditions can be added regarding the groundwater basin severity with Stephanie Fuhs responding.

Discussion with board.

Frank Honeycutt: requests clarification if the Clean Air Plan was in place when this project was accepted for processing with Aeron Arlin-Genet responding. Mr. Honeycutt: also, questions why is it here if it is contrary to the strategies with Ms. Fuhs responding. With Ms. Arlin-Genet also responding.

**The Subdivision Review Board adopts the Mitigated Negative Declaration (ED07-264) in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. and approves Document Number: 2015-003\_SRB granting Vesting Tentative Parcel Map (SUB2007-00131/CO07-0163) to SAN GERONIMO LLC based on the Findings A through J. in Exhibit A and subject to the Conditions 1 through 24 in Exhibit B. adopted.**

**Motion by:** Frank Honeycutt  
**Second by:** Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Honeycutt, Frank	x			
Arlin-Genet, Aeron		x		
Terry, Leslie	x			

- Hearing to consider a request by **CHRISTENSEN FAMILY TRUST** for a Vesting Tentative Parcel Map (CO11-0098) to allow for the subdivision of an existing parcel of 156.1 acres into four parcels, ranging in size from 38 acres to 40 acres for the purpose of sale/ and or development. In compliance with the

Use Test standards a minimum of 90% of the acreage for each proposed parcel will be designated for plantable use. A 1.2 acre residential development envelope is proposed on Parcels 1, 3, and 4, and a residential development envelope totaling 2.5 acres is proposed on Parcel 2. In addition, an agriculture/agricultural accessory development envelope is proposed for Parcels 1 and 3. The agriculture/agricultural accessory development envelope on Parcel 1 will be 0.81 acres, and 1 acre on Parcel 3. One 18-foot wide and approximately 0.28 miles (1,500 feet) long on-site gravel road is proposed to serve the proposed parcels. Future development could result in the disturbance of approximately 7.13 acres of the total site. The site has frontage on to a County road; Orcutt Road. The proposed subdivision will require roadway frontage improvements. The proposed project is within the Agriculture land use category and is located at 6255 Orcutt Road, approximately 2.5 miles southeast of the City of San Luis Obispo. The project site is within the San Luis Obispo Subarea South of the San Luis Obispo (Rural) subarea of the South County Planning Area.

**County File Number: SUB2011-00011**

Supervisorial District: 3

**Xzandrea Fowler, Project Manager**

Assessor Parcel Number: 044-111-001

Date Accepted: November 3, 2011

**Recommendation: Approve**

Xzandrea Fowler, Project Manager: presents staff report via power point. Also, discusses modification to the conditions of approval via the applicant, removal of Conditions 4; 18; 13 & 44d and revision of 5b; 21; 28 & 45.

Frank Honeycutt: States public works is not likely to support the applicant changes but, would like to hear the applicant's presentation.

Aeron Arlin-Genet: request to clarify statement made during the last agenda item. States the Land Use Policy is to recommend parcels 20 acres not 40 acres as stated earlier.

Jamie Kirk, Agent: reviews staff report via power point and discusses suggested conditions modifications and removal of Conditions. Suggests to removal of Conditions 4 & 4a; 4b, 4c & modify 5b; Condition 8 remove "PUBLIC" and revise 8a & 8d; and removal of Condition 13 a & b; Modify Condition 21; Revise Condition 28 removal of Condition 44d and 45.

Frank Honeycutt: states he would like to go through the conditions changes one by one.

Members request to go through Condition changes one by one. Starting with the deletion of Condition 4 (4a, 4b and 4C)

Members discuss the revisions.

Ellen Carroll: suggests Mr. Honeycutt make a recommendation on the revision of the Conditions 4a, 4b & 4c.

Jamie Krik, Agent: responds and reviews Conditions 4a, 4b (suggests to revise the residential driveways allowed) 4c and the last part of 4 regarding barrier.

Aeron Arlin-Genet: questions if there is a way to reduce the 30 feet from the center line to provide more land for the turn around with Frank Honeycutt, responding.

Xzandrea Fowler, Project Manager: requests clarification on the wording of requested condition change.

Aeron Arlin-Genet: clarifies the condition revisions deletion of 4a. Discussion among members.

Jamie Kirk: questions if Condition 4c was to be deleted with Mr. Honeycutt responds.

Bill Robeson: clarifies and reads into record the modifications for Condition 4a and Condition 4b and deletion of Condition 4c. Reads revision of the last paragraph of Condition.

Leslie Terry: questions what is an example of a "other County approved barrier" other than a fence with Mr. Honeycutt responding.

The board discusses revisions to Condition 5c; Condition 8; the deletion of Condition 13; revision of Condition 21; Condition 28; the deletion of Condition 44d and modify Condition 45.

Aeron Arlin-Genet: suggests adding wood burning devices condition to Miscellaneous section.

Leslie Terry: requests if the issue with the barrier was resolved with Ellen Carroll responding. Ms. Terry: also states to modify the first page under recommended action, adding "mitigated" negative declaration.

Xzandrea Fowler, Project Manager: reviews all the changes, Condition 4a modified; 4b modified, 4c delete; revise language ending of Condition 4; Condition 8-elimination of "COUNTY PUBLIC IMPROVEMENT CAL FIRE", Condition 8d - delete; Condition 13-Delete, Condition 21-revision, Condition 28\_revision; Condition 45 -add stock conditions for shared wells; and adding new Condition 47 under Miscellaneous.

**The Subdivision Review Board adopts the Mitigated Negative Declaration (ED12-147) in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. and approves Document Number: 2015-0004\_SRB granting Vesting Tentative Parcel Map (SUB2011-00011/CO11-0098) to CHRISTENSEN FAMILY TRUST based on the Findings A through L. in Exhibit A and subject to the Conditions 1 through 47 in Exhibit B with the revision to the Transmittal page under Recommended Action, adding the word "Mitigated". Also, including the modification of Condition 4a to read " The proposed private access road serving Parcels 1, 3, and 4, as shown on the tentative map, shall be designed and constructed in accordance with California Highway Design Manual Figure 405.7 and County sight distance standards or as approved by the Public Works Department.; modification of Condition 4b to read " An encroachment permit shall be submitted for a maximum of two private access driveway encroachments intended to serve Parcel 2, with a possibility of a third private access driveway as approved by the Department of Public Works.; deletion of Condition 4c; revision of the ending of Condition 4 to read " To ensure agricultural operations do not encroach into the Orcutt Road right-of-way a fence or other County approved barrier shall be installed outside of the Orcutt Road right of way fronting proposed Parcels 2 and 4 except at the two County approved access road locations.; revise Condition 8 removing " County Public Improvement Cal Fire"; Deleting Condition 8d; Deletion of Condition 13; revising Condition 21 to read "At the time of development construction, all parcels over 1 acre in size shall require a 30 foot building setback for all structures."; modifying Condition 28 to read "Prior to issuance of future building permits, the applicant shall pay all applicable Public Facility (County) and School fees."; revising Condition 45 to read "This subdivision is also subject to the standard conditions of approval for all subdivisions using individual or shared wells and septic tanks, a copy of both are attached hereto and incorporated by reference herein as though set forth in full, as approved by Environmental Health. (Include stock shared well conditions); and adding new Condition 47 under Miscellaneous section to read " Only the following types of wood burning devices shall be allowed (based on District Rule 504): a. EPA-Certifies Phase II wood burning devices; b. Catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c. Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d. Pellet-fueled wood heaters; or e. Dedicated gas-fired fireplaces. Prior to construction permit issuance, such devices shall be shown on all applicable plans, and installed as approved by the County." adopted.**

**Motion by:** Frank Honeycutt

**Second by:** Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Honeycutt, Frank	x			
Arlin-Genet, Aeron	x			
Terry, Leslie	x			

### **PLANNING STAFF UPDATES**

8. This is the time staff provides updates to the Review Authority for items not on the agenda.

None.

### **ADJOURNMENT**

**Next Scheduled Meeting: March 2, 2015**, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

**Nicole Retana, Secretary**  
**Subdivision Review Board**

**Minutes will approved at the May 4, 2015 Subdivision Review Board meeting.**